

Section 7: GROWTH INDUCING IMPACTS

**EARVIN “MAGIC” JOHNSON RECREATION AREA MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT**

SECTION 7.0

GROWTH INDUCING IMPACTS

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Section 15126 of the CEQA Guidelines requires that an EIR discuss a Project's potential to foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The CEQA Guidelines also indicate that it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment. This section of the EIR analyzes such potential growth-inducing impacts, based on criteria suggested in the CEQA Guidelines.

In general terms, a Project may foster spatial, economic, or population growth in a geographic area if it meets any one of the following criteria:

1. Remove an impediment to growth (e.g., establish an essential public service or provide new access to an area);
2. Foster economic expansion or growth (e.g., change revenue base, expand employment, etc.);
3. Foster population growth (e.g., construct additional housing), either directly or indirectly;
4. Establish a precedent-setting action (e.g., an innovation, a change in zoning, or a general plan amendment approval); or
5. Develop or encroach on an isolated or adjacent area of open space (distinct from an "infill" type of Project).

Should a Project meet any one of the above-listed criteria, it may be considered growth-inducing. The potential growth-inducing impacts of the proposed Project are evaluated against these five criteria in this section.

Section 15126.2(d) of the CEQA Guidelines requires that an EIR "discuss the ways" a Project could be growth inducing and to "discuss the characteristics of some Projects that may encourage activities that could significantly affect the environment". However, the CEQA Guidelines do not require that an EIR predict (or speculate), specifically where such growth would occur, in what form it would occur, or when it would occur. The answers to such questions require speculation, which CEQA discourages (see CEQA Guidelines §15145).

7.1 REMOVAL OF A BARRIER TO GROWTH

The Project proposes to develop/redevelop 126 acres of land in the community of Willowbrook into a large recreation area with amenities such as an equestrian facility, aquatic center, gymnasium, stadium, amphitheater, riding and walking trails, a skate park, exercise stations, and lakes for fishing and kayaking/paddleboarding. The proposed development would be constructed in multiple phases. The Project does not propose any land uses other than open space/recreational uses, and therefore, would not contribute to population growth.

ECONOMIC EXPANSION

Economic activity on the Project site is nonexistent, as the proposed Project site is currently a recreational area with few amenities. Implementation of the Project would result in new investment in the community, as realized by new opportunities for the County of Los Angeles (County) to rent space and host events. It is reasonable to assume that future events held at the Project, leases associated with the equestrian facility and other amenities, and the ability of the Project to attract new users would result in increased economic activity within the community of Willowbrook.

Job growth would occur during construction of the Project. However, this is considered to be temporary and would cease upon full buildout of the Project. The Project site includes recreational uses, and does have potential for long-term job growth due to staffing needs for the various amenities. However, staffing at many of the facilities would vary seasonally, and it is anticipated that job generation would not be

significant. Therefore, population impacts that may occur as a result of the jobs generated by the Project would not be considered significant.

POPULATION GROWTH

The proposed Project would develop the 126-acre Project site as a recreation area and does not include residential land uses. Land adjacent to the Project site is built out with existing residential and commercial uses. The Project would have a less than significant impact on population growth.

ESTABLISHMENT OF A PRECEDENT SETTING ACTION

The following approvals are required for the proposed Project:

- Master Plan approval
- Environmental Impact Report approval
- Discretionary zoning permits, if necessary
- Grading permits, building permits, and other construction permits

ENCROACH ON OPEN SPACE

The Project site is 126 acres and is comprised of approximately 104 acres of an existing passive park called EMJ Park, and approximately 16 acres of the former Ujima Village Apartment Complex (UVA) site. The apartments have been removed and the County would convert this area to additional parks and recreational amenities. The Project would include active and passive recreation and community facilities. EMJ Park is designated open space and is surrounded by densely developed urban spaces. The Project would increase the open space/recreational uses, and would therefore have a positive impact on open space.

CONCLUSION

The proposed Project would not directly induce population growth, and would have minimal economic impacts. Therefore, no growth-related impacts beyond the environmental impacts discussed in Chapter 4 of this Draft EIR are anticipated.

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